

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 011038
Name on Licence: Christian Tyler Huggins
Licence Type & Class: Real Estate Associate
Brokerage Name on Licence: Real Estate Professionals Inc.
Process: Section 39 & 83 of the *Real Estate Act*
Document: ADMINISTRATIVE PENALTY
Penalty: \$1,000.00

Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

If you fail to pay the Penalty the Registrar may commence collection under Part 6 of the *Real Estate Act* and may suspend your licence under section 38.1 of the Rules.

If you pay the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

TO: Christian Tyler Huggins

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 40(1)(b) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule at time of conduct:

Rule 40(1): An industry member must immediately notify, in writing, the executive director when:

(b) the industry member is disciplined by any real estate board, real estate association, mortgage broker association, appraiser association, or any professional, occupational or regulatory body;

Particulars of the contravention(s):

1. In or around November 2019, you failed to immediately notify the executive director, in writing, of a discipline by a regulatory body, contrary to section 40(1)(b) of the *Real Estate Act* Rules:
 - a) November 25, 2019, you were disciplined by the Calgary Real Estate Board.
 - b) You failed to notify the executive director of this discipline until September 30, 2020.

RECA's mandate includes consumer protection. RECA reviews certain events that may affect an industry professional's suitability for licensing and the public's perception of the industry. You must immediately notify the registrar in writing when any event listed under section 40(1) of the Rules occurs.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- The discipline you received specifically stated you had a requirement to notify RECA.

Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must comply with section 83.1 and must be received by the Registrar **within 30 days** of you receiving this Administrative Penalty.

If you appeal, payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel. If you have any questions regarding particulars or the appeal process, please contact:

Name: [C.S], Professional Conduct Review Officer
Email: [EMAIL]
Phone: 403.228.2954; Toll Free: 1.888.425.2754
Fax: 403.228.3065
Address: Real Estate Council of Alberta
Suite 202, 1506 11 Avenue SW
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on April 22, 2021.

"Signature"

Charles Stevenson, Registrar
Real Estate Council of Alberta

cc [K.L], Real Estate Broker
Real Estate Professionals Inc.